

NOTICE OF PUBLIC SCOPING MEETINGS

Topic: Evergreen • East Hills Vision Strategy Environmental Impact Report

Who: The Department of Planning, Building and Code Enforcement of the City of San José

What: Two Public Scoping Meetings for an Environmental Impact Report (EIR). The same information and opportunity to comment will be provided at each meeting.

EIR Public Scoping Meeting 1

When: Wednesday, **October 26, 2005 at 7:00PM**
during the Evergreen • East Hills General Community Meeting

Where: National Hispanic University Auditorium, 14271 Story Road (*See Meeting 1 location map*)

EIR Public Scoping Meeting 2

When: Thursday, **October 27, 2005 at 6:30PM**

Where: New City Hall, 200 E. Santa Clara Street, Wing-118 (*See Meeting 2 location map*)

Why: To describe the proposed project and the environmental review process and to obtain your input on what will be studied in the Evergreen • East Hills Vision Strategy Environmental Review. You are welcome to attend and give us your input on the scope of the EIR so that it addresses all relevant environmental issues. Additional notice and opportunity to comment will be provided upon completion of the Draft EIR, anticipated in early 2006.

Project: The proposed project for which the EIR is being prepared includes the following:

- Adoption of a vision document that includes the community process, overall objectives and design guidelines for future development in Evergreen • East Hills.
- Adoption of a revised Evergreen Development Policy (EDP). The EDP is a traffic policy specific to the area south of Story Road and East of Highway 101, excluding the area south of the Hellyer Avenue/101 intersection and within the Urban Service Area. The current EDP must be updated in order to provide new development capacity and link that development with the construction of transportation improvements and community amenities.
- Changes in General Plan land use designations and zonings on approximately 542 acres of land in Evergreen. The General Plan Amendments propose to change the land use designations of the major opportunity sites, commonly referred to as Arcadia, Pleasant Hills Golf Course, Campus Industrial (Berg/IDS & Legacy), and a portion of the Evergreen Valley College. The Amendments would support potential development anticipated through the Evergreen • East Hills Vision Strategy project. The Planned Development Rezonings will include specific land use controls (i.e., setbacks, height limits, etc.) to ensure consistency with the General Plan Amendments and compatibility with existing development.

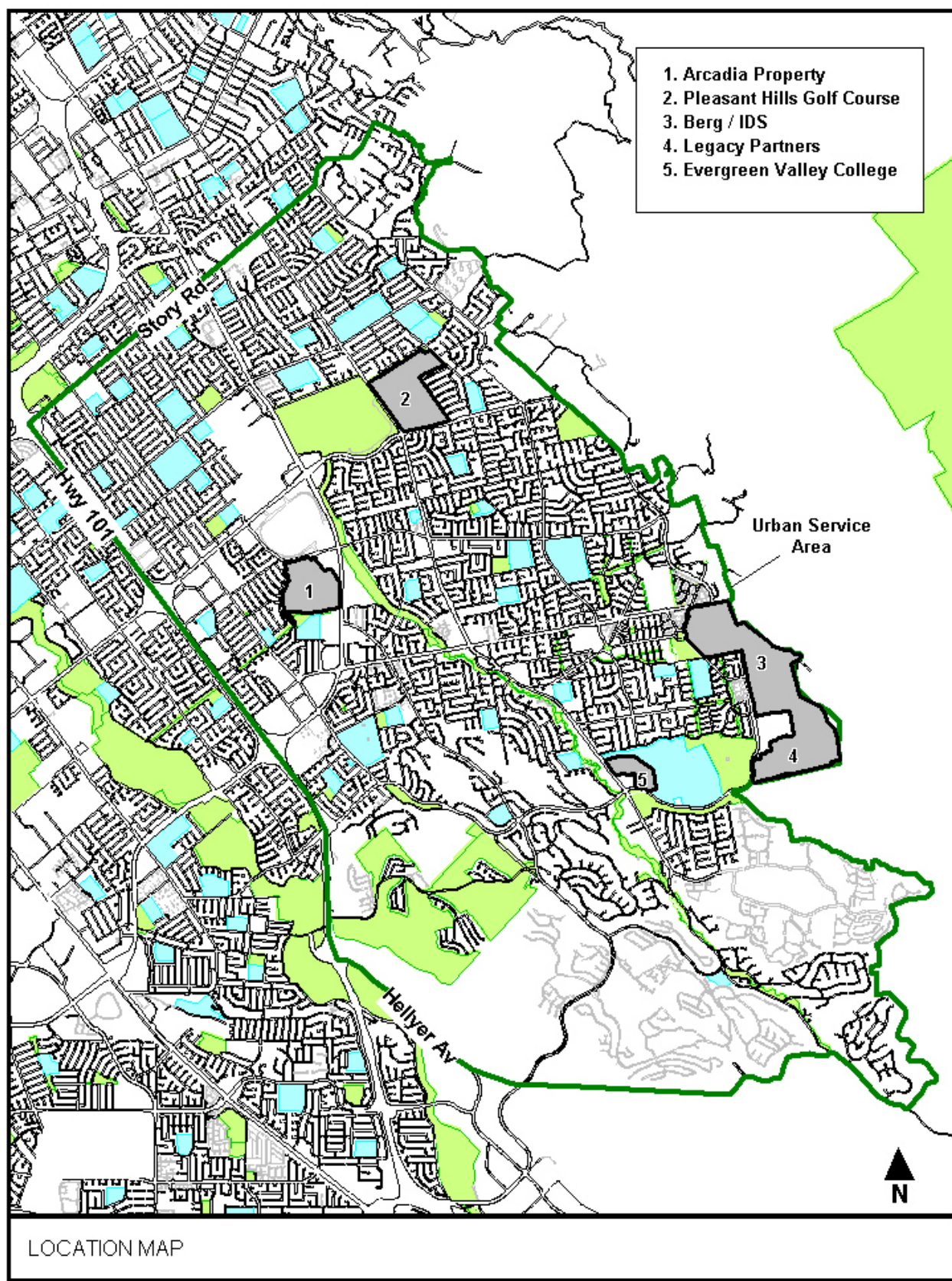
- Financing plan, including formation of a Community Facilities District (CFD), which will provide a mechanism for the funding of various infrastructure, transportation, and community improvement projects in Evergreen • East Hills. Examples of proposed transportation improvements include Highway 101 improvements, traffic signal modifications, and Capitol Expressway upgrade. Examples of proposed community amenities include sports fields, trail improvements and a community/youth center/gym.
- Including the No Project Alternative, the City is considering six different land use development scenarios (see Tables 1 and 2) for the EDP area. The scenarios are intended to facilitate in-fill development for both large and small projects. The projects would be on five "opportunity" sites, as shown on location map.

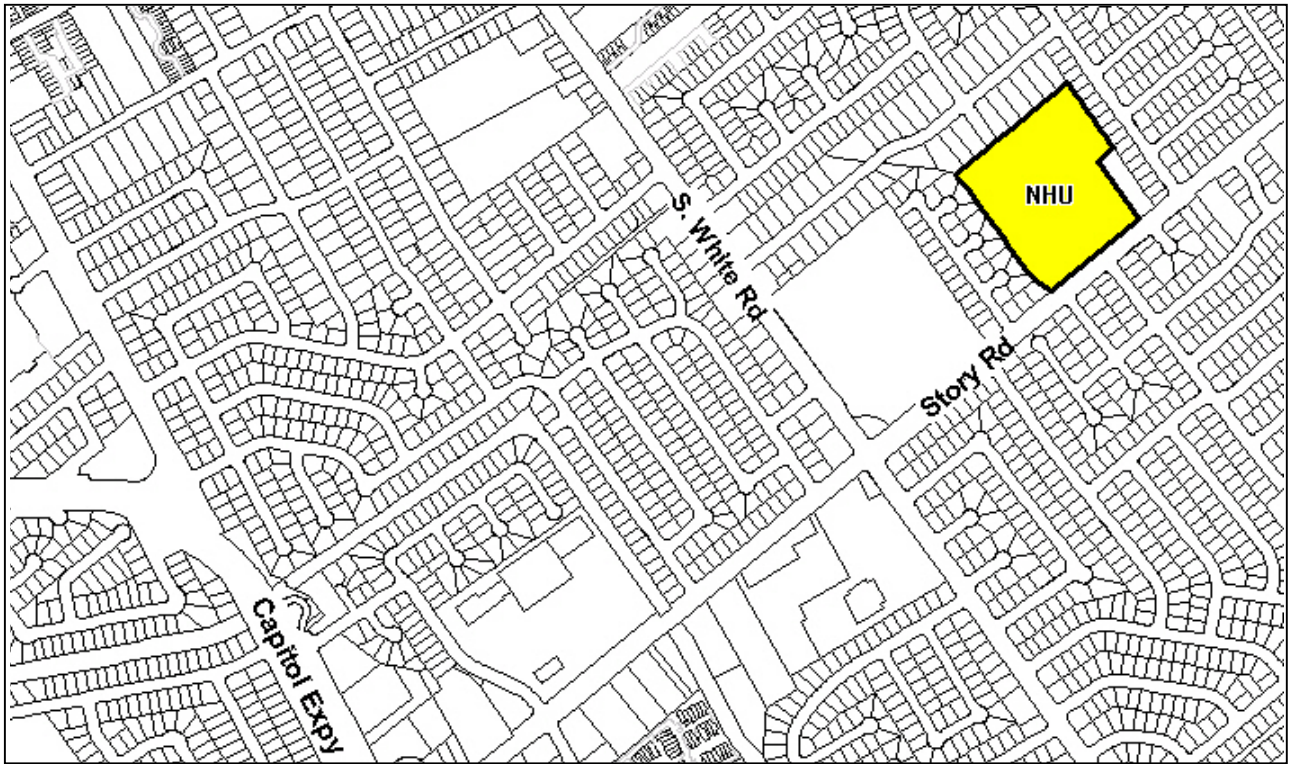
NOP: The Notice of Preparation, issued September 30, 2005, is available for review online at the City of San José's website: <http://www.sanjoseca.gov/planning/eir/eir.asp>. Comments and questions regarding the NOP will be accepted through October 31, 2005 and should be referred to **John Baty** of the Department of Planning, Building and Code Enforcement (408) 535-7894 and john.baty@sanjoseca.gov.

Stephen M. Haase, AICP, Director
Planning, Building & Code Enforcement

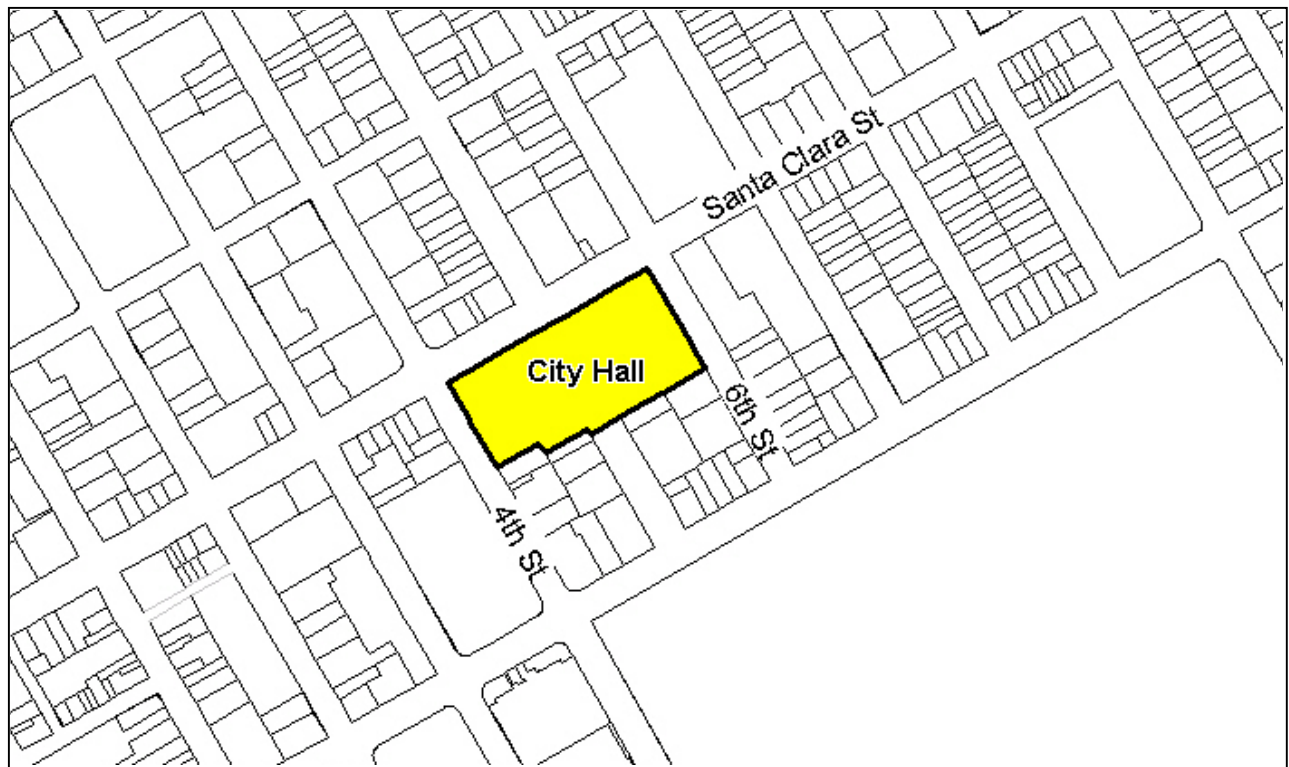
Date: 10/5/05

Akoni Amichan
Deputy





EIR Public Scoping **Meeting 1** Location Map: National Hispanic University, 14271 Story Rd



EIR Public Scoping **Meeting 2** Location Map: New City Hall, 200 E. Santa Clara St, Wing-120

TABLE 1 SUMMARY OF LAND USE DEVELOPMENT SCENARIOS				
Scenario	Residential (dwelling units)	Commercial (square feet)	Office (square feet)	Industrial (square feet)
Scenario I (No Project)	217	0	0	4,660,000
Scenario II (Very Low)	3,600	500,000	75,000	0
Scenario III (Low)	4,200	500,000	75,000	0
Scenario IV (Medium)	4,600	500,000	75,000	0
Scenario V (High)	5,700	500,000	75,000	0
Scenario VI (Retain Industrial)	3,900	500,000	75,000	4,660,000

TABLE 2 LOCATIONS OF RESIDENTIAL DWELLING UNITS BY SCENARIO						
	Scenario I	Scenario II	Scenario III	Scenario IV	Scenario V	Scenario VI
Arcadia Property	217	1,500	1,850	2,025	1,875	1,875
Pleasant Hills Golf Course Property	0	540	600	660	825	825
Berg/IDS Property	0	620	685	755	1,275	0
Legacy Partners Property	0	330	365	395	675	0
Evergreen Valley College Property	0	275	300	330	500	500
Other Sites in Evergreen	0	335	400	435	550	700
Total	217	3,600	4,200	4,600	5,700	3,900